BOARD-No. 141 Eighth-st.. opposite the Opera House.—Fine large siry Rooms suitable for amilies or single Gentlemen, will be vacant the first of June. This is one of the most delightful situations in the city.

BOARD.—A large front Room on the second floor, with small Room adjoining; also, two front Rooms on the third floor, to let, furnished, with partial Board, to two or three single Centleman in a small private family. Apply at No. 46 East 18th-st., between Broadway and 4th-av. Esferences exchanged. DOARDING in BROOKLYN .- Two or

Breakfast and Tea, on moderate terms, at No. 4 Sands st. The house is delightfully situated, and within three minutes' walk of Fulton Ferry. References exchanged.

DOARD.—A Gentleman and his Wife, Dortwo single Gentlemen, can be accommodated with pleasant Rooms in a private family, in a house with all the modern improvements—a very pleasant situation, No. 279 Tenthest, near Tompkins-square. Stages passing the door every five minutes. Reference given and required.

BOARDING.—Rooms to let with Board for a Gentleman and Wife; also, Rooms for single Gentlemen, at Nos. 45 and 47 East Broadway. Use of bath. Inquire at No. 45 East Broadway.

BOARD.—A suit, or single rooms for families and single Gentlemen, may be had by applying at No. 37 West Twenty-second-st., near Fifth-av, with all modern improvements. References required.

BOARD.—Three or four Gentlemen can be accommodated with good Board and pleasant tooms. Apply at No. 192 Chatham-square.

BOARDING UP-TOWN.—Persons destrous of obtaining genteel Board in a respectable private family up-town, may be handsomely accommodated at No. 52 East 16th-st., between 5d and 4th-avs. References exchanged.

POARDING at UNION HOUSE—No.
279 Hudson-st., between Canal and Spring-sts. One or
two Gentlemen and their Wives, and two or three single
Gentlemen can be accommodated with pleasant Rooms and
Board at this new spacious House, on reasonable terms, by
making immediate application. Transient and day boarders
accommodated.

BOARD at WILLIAMSBURGH, No. 5

RENCH.-A few elegantly furnished Rooms to let in a French family, to some Gentlemea who wish to learn French, with Breakfast and Tea. Inquire a: No. 116 11th-st., between 5th and 6th-av.

FURNISHED ROOMS TO LET, near Washington-square.—A Gentleman and his Wife or rec single Gentleman can obtain very pleasant furnished riors with bedrooms, with or without partial board, in a st-class private house. All the modern improvements. dist-class private house. All the modern improvements, Inquire at No. 11 St. Clement's place, in MacDougal-st. Ref-

FURNISHED ROOMS-No. 558 Broadway, between Prince and Spring-sts, with or without Board. The attention of Gentlemen seeking Rooms is especially invited to them, as it is believed they are more than ordinarily desirable. References exchanged.

URNISHED ROOMS.—Two or three

FURNISHED ROOMS to LET-At No. 42 Great Jones-st. Breakfast if required.

FURNISHED ROOMS, without meals, for Gentlemen only, at No. 47 White-st., a few doors west of Broadway. Two fine rooms on the 2d floor, sommunicating, if desired; also, an attite bedroom. An eligible opportunity for gentlemen desiring a quiet permanent bome. References exchanged.

FURNISHED ROOMS for single Gentlemen, with or without breakfast and tea, at No. 75

EURNISHED ROOMS to LET.-For

CENTLEMEN wishing Board in Brook-lyn, can be pleasantly located on the Hights, at No. 6 Willow-st., three minutes' walk from the Ferry.

ROOMS for SINGLE GENTLEMEN, and Rooms to let to one or two single Gentlemen, in the house No. 47 Bond-st. This street is well known to be one of the single Gentlemen, in the house No. 47 Bond-st. This street is well known to be one of the pleasantest and most quiet in the city, and sliords one of the most central and agreeable residences. The house is in perfect condition, and is occupied by a small private family and can accommodate one or two Gentlemen with rooms, where they will have all the quiet and comfort of a house, and have their rooms well attended to They have a suite of one small sitting room and two bed-rooms, beautifully situated on the first floor, well sired, lighted, and ventilated, well adapted for the accommodation of two gentlemen, who would like a sitting-room in common, with bedrooms separate. They have also other single rooms or suites of rooms. Address H., Broadway Post-Office, Box No. 149, or call at the house.

ROOMS to RENT—Without Board, to bedrooms, on the second floor of a neat three-story house in 2d-st, near let-sw. The house is handsomely furnished, has all the modern in provere nite, (as, baths, &c.) and is occupied by a small family, without children. A line addressed to J., box 2,049 Post-Office, will receive prompt attention.

POOMS and BOARD.-Pleasant furut breakfast and tea, at 250 Greene-st., near 8th-st. All the modern improvement

DOOMS to LET on BROADWAY .-No. 337 Broadway, 1 door below the Chinese Museum, if piled for soon.

THE GRAMERCY HOUSE, corner of 20th-st. and Broadway, New-York, will be opened to the public on Monday, May 24, 1852. It contains a 150 rooms, framshed in the most elegant style, with every possible con-creatince. It will be kept on the American and European gplans combined, and the proprietors are determined that it subsili rank among the best family hotels in the world. G. DONADI & CO.

O LET-Furnished Rooms, with full, partial or without Board. The house is supplied with Dath, gas, &c. Apply at No. 625 Broadway. WINO LET with BOARD-A front Parlor,

suitable for a Geutleman and Wife, or a couple of sin-gle Geutlemen, unfurnished, in a small genteel family, where the comforts of home may be enjoyed. Reference ex-shanged. Apply at No. 7 Hubert-st., opposite St. John's-park.

TO LET-A suite of Rooms, furnished or unfurnished, suitable for business or single gentle man. Inquire at No. 161 Bowery.

TO RENT—With Board, an unfur-nished Room to a gentlemen and his wife, and a fur-nished Room for two gentlemen at No. 74 Warren st., with the convenience of Bath. TIWO or THREE GENTLEMEN can

be accommodated with full or partial Board at No. WILLIAMSBURGH. - Two Gentle-

men, can be accommodated with board and airy rooms, in a quiet and pleasant location, a few minutes' walk from Peck-ally Ferry. Apply at No. 11 4th-st.

BOARDERS, ATTEND!-Ladies and Gentlemen, married or single, high or low, permanent Gentlemen, married or single, high or low, permanent or transient, can learn of the best Boarding accommodations in this city or vicinity, with full particulars as to location, apartments, price, reference, &c &c. by applying at the REW YORK BOARDING EXCHANGE, No. 87 Duanest, second door east from No. 304 Broadwoy.

fonses Wanted.

HOUSE WANTED, on a lease of three or five years, with all the modern improvements, location between 17th and 31st-sts, and 2d and 6th ave. Rentfrom 3300 to 3500. Possession required about the first of July. The best of references given, and the premises will be kept neat and in good order. Address H. W., Tribune Office.

HOUSE WANTED—In a pleasant lo-Cation between 2d and 6th ava, and 12th and 30th-siz.
Would prefer a new house with all the modern improvements. Price about 88,000. To be ready to occupy about
the first of July. Address W. W., Tribune Office.

FARM WANTED.—A small Farm, or Country Seat near this city, in exchange for good improved property in Brooklyn. Address, postpaid, 1.1. M., Box 2.991 Post-office, with full particulars as to price, location, buildings, &c., &c. One already stocked and near a stream of water preferred.

WANTED-A moderate-sized House, to the country, for a first-class French Ladies' Boarding and Day School, to be conducted by a popular Parisina Professor of fifteen years' exprence in the United States. (an Episcopalian,) and an English Lady from London, a French scholar, and excessful Teacher of Music in New York, (an Episcopalian Methodist.) Address LONDONER, Broadway Post-Office. Application for pupils invited.

ANTED—For a permanency, from let Sept. in the vicinity of Union-square, by a Lady and Gentleman, without children, a small House or suite of Unfurnished Apartments, consisting of two Rooms with folding doors, Bedroom, Kitchen and Servant's Room. Any private family wishing to let off a portion of their house, would thind this a most destrable opportunity of doing so. The best references will be given and required. Address COSMOPOLITE, Tribune Office.

WANTED to PURCHASE for CASH with a comfortable House, suitable for a small family, within 25 or 30 miles of this city, on or near the line of one of the railreads. Address LOUIS, Box 1,778 Fost-Office.

BOARD.—Two Gentlemen can be accommodated with a pleasant Room and Board, in private family, by applying at No. 93 Franklin-st., near Broadway. Good references required

BOARD.—No. 141 Eighth-st., opposite the Opera House.—Fine large airy Rooma, exitable for hardlies or single Gentlemen, will be vacanithe first of June, of the control of the control

Bonses to Let.

BEAUTIFUL COUNTRY RESI-A DENCE TO LET-Ready formshed, on Long Island, everything in perfect order for a genteel family. To a respectable person it will be let on reasonable terms. Address, with real name and number, COUNTRY RESIDENCE, Lower Fost-Office.

COUNTRY RESIDENCE to LET.—
Two very fine Houses in a pleasant village in Counceticut, on the fine of Railroad on Long Island Sound, very
low. Inquire of S. WHITING, No. 101 4th-av. DESK ROOM to LET.—In a small

office, No 70 Wall-st., up stairs, second story, in the courier and Enquirer Building. Also, in room No. 7, No. 5 Tryon row, cerner of Chatham-st., in second story. Apply o DANIEL BARNES, in the Fire Insurance Co.'s Office, orner of Chatham-st and Tryon-row. TOUSE at YONKERS to LET .- A handsome new two-story House, situated on the old ibany Post-Road, about half a mile-northerly from the Hud-n River Railroad Dépôt and Steamboat landing, in a pleas-at neighbort cod. Possession gi = n immediately. Apply to

ant neighborhood. Possession gi an immediately. Apply to WM. W. SCRUGHAM, at Yonkers. OUSE TO LET—A two story and village of New Rochelle, within five minutes walk of the Railroad Depot. Possession given immediately. For further particulars inquire of THOS. L. DISCROW, on the premises, or at ALLEN & OSBORN'S Mill.

HOUSE and FURNIURE to LET, ments and is desirably situated. Can be let for a few months or till next May if immediate application be made, giving name, reference, &c., and addressing S. Y. at the office of The Tribune.

OFFICE to LET .- A handsome suit of O Rooms to let in Chambers Hail, No. 65 Chatham-st., a central and desirable location for a lawyer. Rent moderate. Inquire of A. MORAND, on the premises.

PART of a HOUSE to LET .-- A large Parlot, front Basement, Room in the third story, a rivilege in the Kitchen, to let, furnished, without bottom and family. Torms for the whole, \$8 per week.

DART of a FRONT OFFICE to LET-Suitable for a lawyer, agent, real estate broker, or any similar business. Apply at No. 15 Spruce st, front office, second floor.

SPACIOUS STORE, No. 92 WAR-ston, Furniture, Upholstery, or any other business, having half the vault in connection with it. Rent \$690. For the key to see the premises apply in the basement, and for terms coll before 0 cont. call before 9 or at 4 o'clock, at the northwest corner of 5th av. and 22d-st. H. BERGH.

TO LET-In Broadway, No. 616, a Store with a two story frame Building on the rear. Length of lot 100 feet. Most eligibly situated for any kind of business or may be leased for building parposes. Is a particularly the store of t

TO LET-One of those handsome threestory Brick Gothic Houses, No. 6 Union place, South Brooklyn; only two minutes' walk from Hamilton Ferry, second block. House in perfect order, being thoroughly repaired and painted inside and out, and now ready for occupation. Inquire on the premises of the owner, between 19 and 12.

TO LET—Any person having a corner store he would let for the retail grocery business, may meet with a good tenant, by addressing a note, postpaid, to H. K., No. 265 Bleecker-st.

TO LET—The upper part of the House No. 426 Broome-st. The location being so near Broad-way, would answer for a Milliner or Dressmaker, already established. Apply as above.

TO LET—A desirable Office, at No. 10 contlandt-st, suitable for a Watch Importer or Jewsler. Also, a Room on third floor. Possesseron given immediately. Apply to BRAINARD & GEFFROY, No. 10 Courtlandt-st., up stairs.

TO LET in BOOKLYN—Only five minutes' walk from Peck-slip Ferry, a first class threatory brick House lately finished, with modern improvements. Possession given immediately. Rent only \$275 from lst June to May next. Apply to W. BURR, at Earle's Hotel, Parknow, N. Y. between the hours of 1 and 2, or at 6 o'clock P. M., or to MORGAN BROTHERS, No. 16 South 7th st., Williamsburgh.

TO LET.—The whole of the second-and other conveniences, to a respectable small family. Ad-dress L. D., at Broadway Post-Office, near Canal-st. TO LET-Well-lighted ROOMS, with or without Steam Power, of any size. Inquire of C. M. SIMONSON, No. 191 Lewis-st.

TO LET-Part of a House in Pacific-st., Brooklyn, situated in a very pleasant location, suitable for a gentleman durg business in New-York. Will be let to a small familyaar anoderate ront. Apply to JAMES CARR, No. 335 Broome st., New-York.

TO LET-A Store, also a Workshop, on first floor, and three or four Lofts, well lighted on three sides, about 24 by 60 feet, with or without steampower. Inquire on the premises, No. 47 Ann.st., near Nassau.

O LET-In Port Chester, a Store with dwelling house attached, within two minutes walk of New-Haves R. R. Depôt; sise, a lumber-yard, if destred. Apply on the premises, of 1. DOGGETT.

TO LET-A few small Cottages, each having four small Rooms, a Cellar and Garden Lot in front of the House. They are situated 3 miles from the Ferry in Brooklyn, half a mile beyond Bedford, near the railroad and a stage route. They stand in an imposing neighborhood, and are surrounded by houses. Bent \$60 per annum, or will be sold for \$650, on very accommodating terms. Apply to

J. PECARE, No. 163 Hester-st.

TO RENT-STORE No. 263 Main-st., Hartford, Ct., one of the best Dry Good Stores in the city, (called Chittenden's Block) Inquire of A BALDWIN, at the Store of Chittenden, Bliss & Co., No. 73 Broadway, New-York, ct No. 244 Main-st., Hartford, Ct.

Real Estate for Bale.

AT PRIVATE SALE—The valuable property at the north-west corner of Bleecker and Greene-sis, having a front on Bieccker-st, of 50 feet and 100 feet in depth on both sides, together with the buildings threesen. The whole is rented for \$2,600; can be improved so as to pay a large interest. Will be sold low-one half on bond and mortgage for 5 years at 6 per cent. interest.

Also, the three-story Brick House No. 100 Church-st, between Reed and Dunce-sis. Apply to.

COLE & CHILTON, No. 9 Wall-st.

AT PRIVATE SALE—At Hunt's Bridge.—A very pleasant and beautifully situated farm, at Hunt's Bridge, Westchester county, about half a mile or 15 minutes walk from the Depot at that place, containing 46 acres of land with the buildings thereon. The above place is susceptible of being divided into a number of beautiful cottage sites for summer residences. To persons doing business in this City, wishing a convenient country residence, the above land offers unusual inducements, as the Harlem railroad cars stop at Hunt's Bridge several times a day. For siice, terms and further particulars apply to ANTHONY J. BLEECKER, Auctioneer No. 7 Broad-st.

AT PRIVATE SALE—Fourteen de-A sirable Building Lots, situated on and next the south-west corner of 6th-av. and 1/9th-at.; four of the same front-ing on the avenue and ten on the street. The lots are each full size. For price, terms and faither particulars apply to ANTHONY J. BLEECKER, Auctioneer, No. 7 Broad-st.

BELMONT VILLAGE LOTS, AT BELMONT VILLAGE LOTS, AT FORDHAM.—Only a few more quarter acre lots, (equal to four city lots,) may be obtained at first prices, if applied for soon. Parties doing bestness in the city, but desirous of a country residence, could not possibly select a more elligible, healthy and convenient location—just one hour's ride from the City Hall by Harlem Railroad, and 77 daily trains. For maps and circulars, giving a description of the property, apply to the undersigned, at No. 165 Pearl-st. They may also be obtained on application to B. M. Brown and Jesse Lyon, on the premises; A. W. Splea, No. 91 Maidenlane; Nath. C. Platt, No. 20 Maiden-lane; and Gen. William Hall, No. 239 Broadway.

JOHN C. KAYSER, No. 165 Pearl-st.

COUNTRY RESIDENCE for SALE-COUNTRY RESIDENCE for SALE—

Known as Rose Hill, in the town of Kye, Westchester County, in full view of Long Island Sound, and near the New-Haven Railroad Station, at Mamaroneck, containing about seven acres of first quality land, beautifully divided in meadow and orchard; also one of the best stocked gardens in the County, with every variety of berry-fruit and flowers enlitivated in this region of the country. The house is 1½ story, cottage-built, 25 by 30, with two large wings; there are two pariors, five bedrooms, dinting and bathroom, and a very convenient kitchen, with Reebe's cooking range, &c. The house has been built but a short time, and has lately been painted inside and out and put in thorough repair, and is situated high on a sloping lawe, about two hundred feet back from a fine road; in the rear of the house is a large barn, carriage, poultry, wash and ice houses, and a good synting of water at the door. There is about 30 grafted apple trees in the orchard, of the best kind. Is the village are 5 stores, 2 butchers, 2 churches, 4 schools, coal and lumber yard. Distance from New-York, 25 miles from the depot at Canal-st. Time, 1 hour and 15 minutes. Communation, \$45 and \$35 per annum. Seven trains stop at the depôt every day each way. The neighborhood is one of the most desirable in the country. Price, \$5,500. \$3,000 can remain on mortgage, or would exchange for city property. Inquire of WM. L. PROCH, Nos. 120 and 122 Fulton-st., or of Daniel L. P. SMITH, on the premases.

COUNTRY SEAT for SALE-On the east bank of the Hudson, one and a half miles below Sing-Sing, and four from Tarrytown. There are 122 acres of land, a brick house 50 feet square, in the Grecian style, most extensive and beautiful prospect, fine fruit, &c. Will be sold altogether, or in separate plots. Inquire of JAMES KNOWLTON, on the premises, or of J. B. YOUNG, No. 44 Wall-a.

COUNTRY RESIDENCE -The undesigned wishesto dispose of his place, near Cooper-town, on the banks of the O'sego Lake. The situation is romantic and healthy, the House very good, and scinirably calculated as a retreat for a men of business. The farm con-sists of 40 acres, in high cultivation. Price \$2.500. Address, E. L. BANIELL, Cooperstown, Otsogo Co.

OUNTRY RESIDENCE for SALE. COUNTRY RESIDENCE for SALE,

On the 3d-av, Fort Hamilton Road, Brooklyn, just
outside the city line -25 acres of Land, and large frame
House, \$2x,90, filled in with brick. This property affords a
most delightful and healthful residence, and at the same
time ofters very unusual inducements for a speculation. A
new avenue to be orened by proporty owners, secures a
frontage of helf a mile, with a uniform depth of about \$400
feet, thus crabling a purchaser to sell it off in small puresis,
for which there is a great and fucreasing demand in this
most delightful locality, which it is believed will surpass
any other in the vicinity of New-York for the rapidity of
its improvement, in the next few years. Apply to S. W.
BENEDICT, No. 5 Wall-st, or to OVINGTON BROTHERS, No. 212 Fulton st, Broklya.

OUNTRY RESIDENCE for SALE-A Farm of 17 acres of excellent land, pleasantly situated on the west bank of the Hudson River, adjoining the village of Milton, Ulster Co. a few miles south of Pongli-keepsie, and in full view of it, having an extensive view of the River for some distance up and down. On the place are a good dwelling house, harn and outbuildings, Apple Orchard and other fruit. It lies directly on the river, distant from New York about 70 miles, and communication several times a day by railroad and steamboats, the depot of the Hudson River Bailroad directly opposite. For particulars, apply to A. JACKSON ROE, Insurance Buildings, Nos. 49 & 51 Wall-st., 3d floor.

EAST MORRISANIA VILLAGE. AST PIORRISANIA VILLAGE.

About 560 Lots, varying in size from an eighth of an acre to six acres, are now offered for sale on the most favorable terms. Ten per cent down, and balance on or before March, 1654. These lots occupy a very healthy and beautiful location, near and in full view of the East River, and in the immediate vicinity of the grounds and residences of soveral of the most wealthy and respectable citizens of Westchester County. This village is connected with the Hurlem Railroad by a barch Railroad. For anges find other information, apply to D. B. WINTON, No. 5 Tryon-row, near Harlem Railroad Office, opposite the City Hall.

PARM at YONKERS for SALE-Within 24 miles of Husbou River Railroad Depôt, and 14 miles of Bronxville Depôt, Harlem Railroad. Contains 70 acres, of which 20 acres are in woods. Soil superior; buildings new and plenty; water good, and fruit abundant. View very fine, but not in sight of the Husbon River. The place is under good crop and improvement. Some rocks. Situation very high; price very low. Apply at No. 19 Plattatect, up stairs.

FLAMMERSBURGH.—This new vil-LAMMERSBURGH.—This new village, accessible several times a day by stages and steamboats, is aimated wit his eight miles of the City Hall, opposite Harlem, on College Point and Flushing Bay, near the heautiful town of Flushing, and adjoining the village of Strattonport, which sold so reachy last spring, and is laid out on the same scale—the streets of both places intersecting each other—and will form its commanding situation, and at no distant period, be one of the principal scappers in the vicinity of New-York. The lots vary in size from 1, 2 to 4 city lots, in price from \$100 to \$150. The terms are \$25 down, and the rest in monthly installments of \$10, which enables every person, however circumstanced, to become his own landlord. Being exceedingly healthy, and surrounded by scenery which cannot be surpassed—embracing views of Flushing, Newfown, Riter's Island, Morrisania, &c. Any persons whiling to purchase at the above, are requested to call at the office, where maps and every information, will cheerfully be given. JOHN A. FLAMMER, No. 137 West 18th-st., between 7th and 8th-avs. Office hours from 4 to 8 o'clock P.M., and maps can be seen at JOHN, G. FLAMMER'S, No. 31 Mott-st. The only authorized agents to make sales are, Jacksen Nichols and John Ogilvy, on the ground.

LYOR SALE in FLATBUSH, four and

a half miles from Fulton Ferry, TWO adjoining LOTS of LAND on Clarkson-av., each 150 ft. front and rear, and 250 ft. deep, containing together about two acres. One of these Lots has been laid out, preparatory to building, with stoned or macadamized walks, and plantes with 150 to 200 shade and or macadamized walks, and plantes with 150 to 200 shade and Fruit Trees, comprising peaches, apples, pears, cherries, &c., and also has a large strawberry-ind, raspherries, currants, &c., a new well and pump, new cross-lences on each side. The other is seeded down with Clover.

The beauty of Fiathash, its case of access, (stages passing to the from Fulton Ferry ten or more times daily,) render this destrable property to any one doing business in the city and wishing to enjoy the benefits of the country. Price \$2,200-one-ind feath, and one-half bond and mortgage if desired.

Apply to ENGLEBERT LOTT, Auctioneer, Fulton-st., Brooklyn, or to ANTHONY LANE, No. 35 Wall-st., N. Y.

FOR SALE.—A lot on the north side of 12th-st, between 2d and 3d-avs, 25 feet wide by 163 feet 5 noches in depth. It is located in a good neighborhood and will be sid for much less than any lot in the same vicinity. Apply to D. T. MACFARLAN, Agent. No. 57 3d av., from 6 the 5 A.M., and 5 to 7 P.M.

OR SALE-Two large Factories and about cix acres of Land in Ninth Ward, Brooklyn, near Beeford depot, L. I. Raitroad. The buildings are each 160 by 60 feet wide, with two smaler buildings. For further particulars apply to SPARKMAN & KELSEY, No. 130 William-st., N. Y.

FOR SALE OR TO LET.—A beautiful following for the loase is conveniently constructed, in complete order, and cost pleasantly located. The grounds are tastefully laid out and cost pleasantly located. The grounds are tastefully laid out and cost in an abundance and variety of closice fruit trees, beside fine shoulders and plants. There is also a large kitchen garden and an abundant supply of water at the door. It is within five unitaries walk of a church, an academy, two schools, post office, and the station of the railroad, by which it is less than four hours distant from New-York. There are at least four daily communications by railroad and steamboat with New-York. The location, write powersing these advantages, is peculially healthy, retried and pleasant, and it is

FOR SALE or to RENT-At Abbots-OR SALE Or to RENT—At Addots
ford on the Hudson River, one hour's ride from the city,
by Hudson River R. R.; situated 1½ miles above Dobb's Ferry and half a mile below Dearman; two new and bandsomeity mished Dwelling Houses, each 36 by 24 feet, with basement, attics, back buildings, halls, piazzas, marble mantle,
&c., having ten rooms in each house—comman ding one of the
most extensive and beautiful views on the Hudson River.—
The lots occupied by the houses, contain about half an acr,
and can be extended so as to contain one or more a res, as
large adjoining lots are for sale at fair rates. City property will
be taken in exchange. Immediate possession will be given,
Also for sale a few large villa lofs in the same village. Apply to A. M. LYON, No. 9 Merchants' Exchange, Wall-st.

FOR SALE, or would be exchanged, in FOR SALE, or would be exchanged, in whole or part, for city property, an elegant Country Seat, within 12 miles of New York, comprising alroyether about 33 acres of land. This situation is high and healthy, and the prospect is unsurpassed. The house is large and costly, and every way suitable for the occupation of a gentleman of fortone. The grounds are handsomely laid out, and are overed with every variety of rare fruit and forest trees, and are intersected by gravelled carriage-ways, paved walks, hedge-rows, and arbors covered abundantly with choice and productive of grape vines. There is also a fine carriage house, stable, ice-house, cow-house, burn, and all other buildings for such an establishment. No pains or expense has been spared upon the place. It is accessible by railroad and steamboat about twenty times a day from New York. Apply to D. SHEFHERD, No. 14 Wall-st.

FOR SALE—A small, desirable Farm, in Stanwich Society, about seven miles from the Stamford Depot, containing twenty-eight acres, with two dwelling-houses, shop, barn, &c. Inquire of C.T. LEEDS, Stage House, Stamford, or M. B. BRAMHALL, No. 47 Liberty-st., N. Y. THOS. H. SIMONSON, No. 377 West-st.

FOR SALE.—A Beautiful Country Residence on the east bank of the Hudson River, near the New Hamburg Depôt, Dutchess County. The subscriber will sell its place, consisting of about 70 acres of land, in a high state of cultivation and in excellent order Apply on the premises, or by letter addressed to the Hugmagnwille the premises, or by letter, addressed to the Hughspovii P. O. WALTER M. FRANKLIN.

FOR SALE—A beautiful Country Residence, with two acres of land well stocked with denoce, with two acres of land well stocked with a great variety of choice Fruit, shade trees and shrubbery, situated in the village of South Norwalk. Conn. within sight minutes walk of the N. Y. and New-Haven Railroad Depôt. Churches and schools also in the vicinity. This is a rare chance to any one desiring a summer retreat. Price, \$5,000. Far particulars, inquire of A. ARCHER Bank of the State of New-York, Wall st., or of D. K. NASH, on the premises.

FOR SALE, at Newtown, Long-Island, a House, Barn and Carriage-House in good repair, with from five to ten seres of Land, if desired, all in good fence. Peach, Pear, and Cherry trees, Grapes, Curranta, &c., on the premises, all in good bearing order; and a well of water near the door. A good plank road has been constructed from Williamsburgh to Newtown, and Stages run every hour in the day. For particulars inquire of JAMES BAILEY on the Fremises, or of N. MILLER, No. 5 Tryon-Row.

FOR SALE, on very easy terms, 60 Building Lots near Fulton-av., and the Long Island Railroad, Brooklyn. The land lies in an improving neighborhood and is surrounded by buildings. Apply to J. FECARE, No. 169 Hester-st.

FOR SALE or to LET-A House and and Lot situated on the south side of \$2d-st., a little west of 6th-av. The lituae is new, three stories, brick, weil finished, with basement and counter-cellar; with all the modern improvements; substantially built and well finished throughout. For further particulars apply at the New-York Land Office, No. 545 6th-av

FOR SALE.—A plot of ground located in the village of Mount Vernon, Westchester County, on rising ground, has a picturesque view of the Sound and adjacent scenery; will be disposed of on reasonable terms. Apply to Dr. I. COVERT, on the ground, or at 111 Spring-st., New York. FOR SALE OF EXCHANGE for CITY PROPERTY—A farm of 180 acres of land, with good improvements, situated in Washington County State of Wisconsin. For further particulars inquire of SAMUEL REYNOLDS, Softs at, four doors east of 8th av., between the hours of 7 and 10 A. M., and 5 and 8 P. M.

FOR SALE-House and Lot No. 363 Sthest. Lot 25 by about 85 feet: House 25 by 48, four stories and under cellar; Croton water throughout; drain from yard to sewer in the street. The House is new, and rents at \$188, and will be sold for \$8,500. For further particulars, apply to E. H. BROWN, No. 71 Wallet, from 1 to 2 P. M.

FOR SALE or to LET .- A Country Seat at Hastings, on the Hudour, 21 miles from the City Hall, and three-fourths of a mile from the Steambost and Hudoun River Railroad Station. Dwelling-house, out-buildings and other appliances requisite for a genteel Residence. Frints, &c., in variety. Apply to R. D. CODDING-TON, on the premises, or to dence. Fruita &c., in variety. Apply to R. D. CODDING TON, on the premises or to L. H. PIGNOLET, 187 Greenwich et., cor. of Dey et.

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Lots 25 by 107 feet, near the railroad and stage routes, Brocklyn, about 34 miles from the ferry. The houses are new, have four rooms and cellar, and sarden in front. Price 560. Terms very easy. Apply to JACOB PECARE, No. 163 Hester-st.

FOR SALE—A gentleman's Residence on the Raritan within a few minutes drive of New-Brurswick, N. J., with modern conveniences, and necessary out-buildings, (built in 1849.) including well-packed lemone-having 20 acres excellent Land under grass, pear orchard and other fruits. Situation high and healthy. Price \$5,000. Apply to P. CONOVER, New-Brunswick, N.J.

HOUSE and LOT for SALE, No 262
14th-st., between Avenues A and B, four stories, 25 by
48 feet. Let 163 feet 3 inches deep. \$4,000 can remain on
bond and mortrage. Also, House and Lot, No 330 27th-st.,
between 10th and 11th-aws, 4 Stories, 195 by 43 feet. \$3,000
can remain on bond and mortrage. Inquire of N. MILLER,
No. 3 Tryou-row, from 10 to 12 A. M.

OUSE and LOT for SALE.—No. 50 south-Third-st Williamsburgh. The house is new and well built, marble marbles. Inquire of N.MILLER, No. 3 Tryon-row, from 10 to 12 o'clock A.M.

NOTICE.—Any person having a Tract of Land, situated ten miles or less from the city, on North or Fast River, or on some Railroad, suitable for a village, can dispose of the same by applying, either personally or by letter, to JOHN A. FLAMMER, No. 157 West-19thst., between 7th and 8th avs.

PRIVATE SALE.—Two Houses and Lots of Ground, on the north side of 48th-st, 188 ft. 8 in. west of 11th-av., line of Lots 16 ft. 8 in. front and rear, by 75 ft. 6 in. in depth, houses are now being completed. For further particulars inquire of A. J. BLEECKER, Auctioneer, No. 7 Broad-st.

REAL ESTATE.—The undersigned,
Secretary of several Building Associations, consisting of
several thousand members, is daily applied to those who are
desirous of purchasing Real Estate. He has therefore opened
a Register, in which he will enter a full description of such
property as may be offered for sale, and persons desirous of
selling for cash or otherwise will find it to their advantage by
leaving a description of their property with him. Persons
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Register. J. PECARE. office, No. 163 Hester-st.

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TO GENTLEMEN. (not to Children, Loro to the Million)—FENMANSHIP, carrente calamo—Gentlemen whose handwriting is imperfect, and who may desire to become accomplished penmen, are respectfully informed that the urdersigned has recently invented, and now offers to the writing public a system of instruction and course of practice by which every pupil must necessarily adquire a perfectly free and masterly command of the pen, and the ability to combine all the convectors and beauty of engraving with the greatest possible rapidity.

Perhaps one person in the possesses what is called a matural ralent for writing, and would become a superior penman under a system of instruction which would prove of no essential service to the remaining nine. The system now offered does not require any special capability on the part of the pupil, and sentiemen most remarkable for deficiency in the faculty of imitation, who have been most inferior penmen, even to the age of fifty, may, may, must, by going faithfully through this process, acquire a sail possessed by mone but the most accomplished writers. Another peculiarity of this system is, that gentlemen who, by its missus, have acquired the desired ability, may entirely neglect their writing for years, and yet, in a week's time recover, without he aid of a master, all their former shill, and will also be perfectly capable of imparting their saill to others.

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